185.A	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,262,000 / 1,262,000
					USE VALUE:	1,262,000 / 1,262,000
					ASSESSED:	1,262,000 / 1,262,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NECK HEIDI M ETAL/ TRUSTEES
Owner 2:	NECK-CRANSTON FAMILY LIVING TR
Owner 3:	
Street 1:	50 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NECK HEIDI M & -
Owner 2:	CRANSTON CHRISTINE M -
Street 1:	50 HATHAWAY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,680 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3030 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7680.000	806,700		455,300	1,262,000
Total Card	0.176	806,700		455,300	1,262,000
Total Parcel	0.176	806,700		455,300	1,262,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.50 | /Parcel: 416.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 131574
GIS Ref:
GIS Ref:
Insp Date: 08/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 185.A-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	806,700	0	7,680.	455,300	1,262,000	1,262,000	Year End Roll	12/18/2019
2019	101	FV	620,100	0	7,680.	455,300	1,075,400	1,075,400	Year End Roll	1/3/2019
2018	101	FV	609,200	0	7,680.	383,700	992,900	992,900	Year End Roll	12/20/2017
2017	101	FV	617,900	0	7,680.	351,200	969,100	969,100	Year End Roll	1/3/2017
2016	101	FV	183,100	0	7,680.	299,200	482,300	482,300	Year End	1/4/2016
2015	101	FV	199,500	0	7,680.	260,200	459,700	459,700	Year End Roll	12/11/2014
2014	101	FV	199,500	0	7,680.	240,600	440,100	440,100	Year End Roll	12/16/2013
2013	101	FV	199,500	0	7,680.	228,900	428,400	428,400		12/13/2012

!14410!

PRINT

Date	Time
12/11/20	04:16:01

LAST REV

Date	Time
12/19/19	18:53:16

mmcmakin

PAT ACCT. 14410

USER DEFINED

Prior Id # 1:	131574
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NECK HEIDI M &,	1534-52	1	9/17/2018	Convenience	1	No	No		
MCP DEVELOPMENT	1492-5		6/24/2016		1,150,000	No	No		
ALLEN JEAN/TRUS	1466-37		1/16/2015	Change>Sale	450,000	No	No		JOHN FARINOSE DOD 2/9/1996 BK 1086 PG 45 CERT
	1086-45		9/1/1991		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2015	221	Foundati	10,000					Foundation for 2nd
9/21/2001	689	Alterati	15,000	C				REPLACE WINDOWS/DO

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	Meas/Inspect	BS	Barbara S
3/6/2017	SQ Returned	MM	Mary M
4/12/2016	SQ Returned	EMK	Ellen K
4/8/2016	Meas/Inspect	PT	Paul T
6/16/2015	Permit Insp	PC	PHIL C
10/16/2008	Meas/Inspect	189	PATRIOT
1/6/2000	Meas/Inspect	163	PATRIOT
11/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7680		Sq. Ft.	Site		0	70.	0.85	7									455,283						455,300	

Total AC/HA: 0.17631 | Total SF/SM: 7680 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 455,283 | Spl Credit | Total: 455,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAUPE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07682920
Const Adj.:	0.99989998
Adj $ / SQ:	134.590
Other Features:	139063
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	809975
Depreciation:	3240
Depreciated Total:	806735

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	3	HB	1

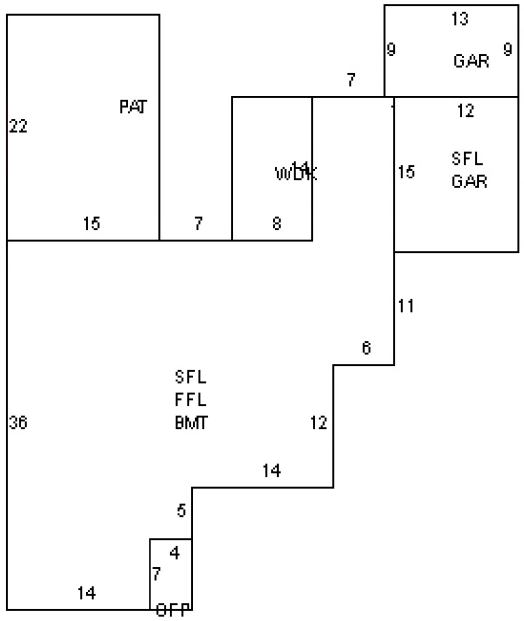
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	196.50
Special Features:	0	Val/Su Net:	184.73
Final Total:	806700	Val/Su SzAd	327.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,320	134.590	177,659
BMT	Basement	1,140	64.600	73,648
FFL	First Floor	1,140	134.590	153,433
PAT	Patio	330	3.390	1,117
GAR	Garage	297	23.420	6,954
WDK	Deck	112	14.930	1,672
OFP	Open Porch	28	44.000	1,232
	Net Sketched Area:	4,367	Total:	415,715
Size Ad	2460	Gross Are	4367	FinArea 3030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	